



GRASSROOTS
REALTY GROUP

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**409, 115 Denholm Gate
Fort McMurray, Alberta**

MLS # A2256778



\$165,500

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	935 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 603
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	LBRL4
Foundation:	-	Utilities:	-
Features:	Elevator, Kitchen Island, Open Floorplan		

Inclusions: N/A

Welcome to 409-115 Denholm Gate at Heritage Landing, a well maintained condo in the quiet south area of Downtown. Enjoy the privacy of being on the TOP FLOOR! This unit offers 2 Bedrooms, 2 bathrooms, laundry room, an assigned heated underground parking stall (#69) and BEAUTIFUL VIEWS of the hills and parks from the private balcony. This TURNKEY, picturesque, WELL MANAGED condo was built in 2014 and is conveniently located near Keyano, parks, schools, trails, stores and much more! Don't miss the opportunity to own this RARE GEM.